

CHRIS FOSTER & Daughter

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468 Sutton Road, Walsall, WS5 3AZ Guide Price £395,950

A particularly spacious extended characterful traditional style semi detached family residence occupying an excellent sized plot in this highly sought after residential location and offering tremendous scope and potential to the discerning purchaser.

* Fully Enclosed Porch * Reception Hall * Lounge * Separate Dining Room * Fitted Kitchen * Utility * Guest Cloakroom * Three Good Sized Bedrooms * Modern Bathroom * Separate WC
* Two Garages * Gas Central Heating System * PVCu Double Glazing * No Upward Chain

Council Tax Band D
Local Authority - Walsall



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Company Number: 11253248



468 Sutton Road, Walsall



Extended Lounge



Separate Dining Room



Fitted Kitchen



Fitted Kitchen



Utility

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Guest Cloakroom



First Floor Landing



Bedroom One



Bedroom Two



Bedroom Three

468 Sutton Road, Walsall



Modern Bathroom



Separate WC



Good Sized Rear Garden



Good Sized Rear Garden



468 Sutton Road, Walsall



Fore Garden

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An internal inspection is essential for the discerning purchaser to begin to fully appreciate the full potential offered by this particularly spacious extended, character semi detached family residence that occupies an excellent sized plot in this sought after residential location and within easy reach of local amenities.

Walsall town centre is rapidly developing its reputation as an important shopping area with all main facilities available all enhanced by its proximity to the Motorway complex with junction 10 of the M6 within 2 miles which in turn gives further access to the M5, M54, M42 and M6 Toll Road bringing all main centres of the West Midlands conurbation with Birmingham International Airport, Rail Link, and the National Exhibition Centre within easy distance.

Schools for children of all ages are readily available including the highly regarded Queen Mary's Grammar school for boys and High school for girls and St Francis of Assisi Catholic Technology College at Aldridge.

The town enjoys all the usual leisure and cultural activities and is fortunate also in having excellent cricket, rugby, hockey and golf clubs.

The accommodation that enjoys the benefit of a gas central heating system and PVCu double glazing briefly comprises the following:

FULLY ENCLOSED PORCH

PVCu double glazed door to front elevation, tiled floor and wall light point.

RECEPTION HALL

having entrance door, wood flooring, central heating radiator, ceiling light point and wall light point.

EXTENDED LOUNGE

5.97m x 3.43m (19'7 x 11'3)

PVCu double glazed sliding patio doors to the rear and side elevations, feature fireplace with gas fire fitted, ceiling light point and central heating radiator.

DINING ROOM

4.72m x 3.51m (15'6 x 11'6)

PVCu double glazed bay window to front elevation, feature tiled fireplace with gas fire fitted, ceiling light point and central heating radiator.

FITTED KITCHEN

3.73m x 3.35m max (12'3 x 11'0 max)

PVCu double glazed bay window to the rear elevation, range of fitted wall, base units and drawers, working surfaces with tiled surround and stainless steel single drainer sink having mixer tap over, space for cooker with extractor canopy over, integrated fridge, tiled floor, ceiling light point and central heating radiator.

UTILITY

4.60m x 2.26m (15'1 x 7'5)

PVCu double glazed door and window to rear elevation, tiled floor, working surface with inset stainless steel single drainer sink having mixer tap over, fitted wall units, space for appliances, wall mounted "Worcester" central heating boiler, ceiling light point, access to the garage and under stairs storage recess.

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GUEST CLOAKROOM

having sky light, WC, wash hand basin, tiled floor, heated towel rail, ceiling light point and extractor fan.

FIRST FLOOR LANDING

PVCu double glazed frosted window to side elevation, ceiling light point, loft access and central heating radiator.

BEDROOM ONE

3.48m x 3.18m (11'5 x 10'5)

PVCu double glazed window to rear elevation, fitted wardrobes, bedside cabinet, drawers and overhead storage, ceiling light point and central heating radiator.

BEDROOM TWO

3.48m x 2.90m (11'5 x 9'6)

PVCu double glazed window to front elevation, central heating radiator and ceiling light point.

BEDROOM THREE

3.73m max x 3.07m (12'3 max x 10'1)

PVCu double glazed window to front elevation, built in wardrobe/airing cupboard, range of fitted drawers, central heating radiator and ceiling light point.

MODERN BATHROOM

PVCu double glazed frosted window to rear elevation, panelled bath with tiled surround, separate shower enclosure with electric "Triton" shower fitted, vanity wash hand basin, central heating radiator, chrome heated towel rail and two ceiling light points.

SEPERATE WC

PVCu double glazed frosted window to rear elevation, WC and ceiling light point.

OUTSIDE

GARAGE ONE

37.74m x 2.44m (123'10 x 8'0)

with up and over door to front, ceiling light point and access to the utility.

GARAGE TWO

4.29m x 2.46m (14'1 x 8'1)

with up and over door and ceiling light point.

FORE GARDEN

with tarmac driveway providing off road parking, lawn, mature borders, additional tarmac driveway approach with turning point.

GOOD SIZED REAR GARDEN

paved patio area, outside tap, shaped lawn with well stocked borders trees and shrubs and useful shed.

GENERAL INFORMATION

We understand the property is Freehold with vacant possession upon completion.

SERVICES All main services are connected together with telephone point subject to the usual regulations. A plentiful supply of power points are installed throughout the property.

FIXTURES AND FITTINGS All items specified in these sales particulars pass with the property. The Agent

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has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Buyers are advised to obtain verification from their Solicitor. Misrepresentation Act 1967 These particulars, whilst believed to be correct, are provided for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to their accuracy. All photographs are intended to show a representation of the property and any items featured should be assumed not to be included unless stated within these sales particulars.

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